**Lake Jeanette Association, Inc   
Board of Directors Meeting   
October 2, 2023**

**I. Call to Order:** 5:30 PM by President Dixon Johnston at Glen McNairy Library

**a. In Attendance:**

* Dixon Johnston
* Robin Stiles
* Jory Marino
* John Nosek
* Jennifer Smith

1. **Property Report**: Property & Operations Manager Jennifer Smith provided a current Property Report on projects.
2. **Announcements:**

* The new landscaping company Scenic Vision has announced that they will be joining The Granite Hills Group. Granite Hills is a Charlotte-based full-service landscape provider with locations throughout the Carolinas and a team of around 250 employees. Their approach is unique in that they have merged six North and South Carolina landscape companies together into one team. All the companies that have joined forces to create Granite Hills Group share aligned values and cultures centered on employees and customers. The owner of Scenic Vision, Franklin Clapp, announced in a memo to the Board of Directors that he has made the decision to become a part of the Granite Hills team and will continue leading the Triad as a partial owner of the collective group. The memo included the many improvements that this will bring to the services offered by Scenic Vision. Jennifer Smith informed the board that as they start this transition, they will be providing us with a statement that they would like to send out to the community sharing more information with residents about this new merger.
* The dock that leads to the boat slips is starting to settle causing the dock to slant. Jennifer Smith informed the board that she had two different contractors assess this with both of their findings to be that it is secure but will need to hire a vendor who specializes in docks to repair. Jennifer Smith relayed to the board that she had found a vendor out of Lexington, N.C. who is scheduled for a meeting to prepare a quote for repair.
* The board was informed that speeding has become a more prominent issue throughout the community and that an email blast was sent out to the community. The email blast included reminders to homeowners to watch their speed and links to the City of Greensboro information website detailing ways residents can help control speeding in neighborhoods.
* The board unanimously agreed that no further action from the Lake Jeanette

Association.

1. **Completed Items 12/2022-08/2023:**

* The Gazebo Roof, Picnic Roof, and Marina Office Roof were cleaned off.
* The tree down at Dunlin Square was removed.
* GFI replaced at Gazebo at Marina
* Patrol Boat serviced.
* Fishing signs were replaced from damage from winds in late December.
* Sunfish trail entrance repaired.
* Rack Space Inventory completed.
* Bulk Items removed from Dry Dock
* Northern Shores Entrance sign beautification completed.
* A Deer Sign was installed at Northern Shores
* An alarm button was installed in the Marina Office to alert the police.
* Both Walking bridges have been inspected.
* The trash can at the marina is to be repaired.
* Both bathrooms have been damaged by members hitting the trash can into the wall. Walls to be patched and painted and plastic to be installed to prevent this from happening again.
* City trash cans were dumped in the lake at the southern point. Lake Patrol retrieved.
* HOA Kayak/Canoe repaired from collapsing.
* No Trespassing signs were placed on the Southern “Beaver’ Island. Lake Patrol caught a bunch of kids drinking on Spring Break.
* The pump house lock seemed to be damaged, Repaired, and fixed. Electrical outlet installed in new Trolling Motor storage.
* The patrol boat was pressure washed and cleaned
* The Baytree and Regents Park Street sign has been repaired.
* Eastern Shores Dr and Turnstone Street sign has been replaced.
* The Turnstone median light went out. Southern Lights repaired the new timer.
* Dunlin Square bench repaired
* The Dead Tree in the common area of 3 Tallowood removed
* Dead pine and dead Leeland Cyprus were removed in the common area in Eastern Shores behind Waterthrush.
* The board was replaced at the marina office.
* Hornets infested Kinglet entrance and Eastern Shores Dr sidewalk. These are Cicada Killers, not hornets. Harmless. The area has been treated. 07.13.2023
* All 12 docks have been inspected and the below repairs have been completed.
* 2 trees that are severely leaning on the hill next to the boat dock have been removed.
* Levelwind entrance completed
* Fan electrical repair at the gazebo
* Electrical Repair at the boat dock to replace GFI
* Pontoon Boat upholstered on onside- have the remaining to be done this month.
* Animal in-bag removal by PMI at the Southern portion of the lake.
* Yellow Jacket nest at playground and gazebo
* The area between the end of Waters Edge and the Bass Chapel Rd bridge area is dead shrubs to be removed.
* Railing at the gazebo replaced on both sides
* Fall mums placed at the gazebo
* Lights fixed at the main entrance
* Eastern Shores Drive cul de sac – all dead shrubs have been removed.
* Dutchman Pipe dock – all post has been repaired and replaced. The boards have been cleaned.

**c. Scheduled Items:**

* Playground painting is scheduled in October with Paint Master. Jennifer Smith explained that the vendor is running behind schedule.
* Franklin Clapp is providing estimates for gazebo cleaning, trail signs, and bridges- He is also quoting re-directing the flow of water at each gazebo.
* Jennifer Smith has obtained permission from the lake owner to remove the dead growth that is in the buffers of each side of the road bridges crossing Bass Chapel and Elm St. Scenic Vision has this scheduled for the month of October.
* Eastern Shores Drive cul-de-sac will have a whole new installation in the October- November.

1. **Future Projects:** 
   * The board unanimously agreed for Jennifer Smith to proceed with the following projects pending estimates and proposals.
     + - Dog Station Area upgrades that will add pea gravel to the area around the dog stations that have been affected by foot traffic causing the turf not to grow in these areas. Jennifer Smith will work with Scenic Vision to ensure that this installation will remain in place and add beautification to these areas.

* During the last inspection of the village docks the vendor highly recommended that these docks be redone with new boards and proper sealing. When built and as they have been replaced over the years the boards have no protection from wood rot. A lot of these docks are shaded. All Around Construction will be out in August to quote the cost of re-decking these docks individually along with placing in order which docks he believes needs to be done first.
* All Around Construction reported that each dock needed to be cleaned, and sanded, and the post needed to be redone on each dock. This is quoted at $2,200.00 per village dock. After the cleaning, the added cost of new boards and sealing could be obtained.
  + - * The board unanimously agreed for Jennifer Smith to reach out to All-Around Construction to provide a total quote for replacing all docks with all new boards, posts, and proper sealing.
      * Solar lighting options for both walking bridges. Jennifer Smith will reach out to Southern Lighting to obtain a proposal.
      * The Villages of Lake Jeanette sign is located on the corner of Elm and Old Lake Jeanette Road to have the overgrowth of trees behind the sign removed and cut back.

Being that there was no further business to discuss the board moved into Executive Session.

**The meeting was adjourned at 7:28 p.m.**

**Approved by the Board of Directors**